

Terri Cude, Chair
Daniel Miller, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Keen Berger, Secretary
Erik Coler, Assistant Secretary

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 copies plus supporting material requested** to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the following months meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request** will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

- ✓ 1. A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
- ✓ 2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
- N/A 3. Provide any plans filed or to be filed with the Buildings Department.
- ✓ 4. Proposed menu, if applicable.
- ✓ 5. Certificate of Occupancy or Letter of No Objection for the premises.
- N/A 6. Letter of Understanding or Letter of Intent from the Landlord. *Licensee own property*
- Pending 7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.) *Pending*
- ✓ 8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

Meeting Date: November 2020

APPLICANT INFORMATION:

Name of applicant(s): Claremont Companies LLC & Soho Hotel LLC

Trade name (DBA): New York Manhattan/Soho Courtyard by Marriott

Premises address: 181 Varick Street, New York, NY 10014

Cross Streets and other addresses used for building/premise:
King Street & Charlton St.

CONTACT INFORMATION:

Principal(s) Name(s): Elias Paloucheas, Francis X. J. Lynch, Jerrold N. Dorfman, Edmund J. Brennan, Jr., Edward H. Carey

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: [REDACTED]

Landlord's Telephone and Fax: _____

NAMES OF ALL PRINCIPAL(s): NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Please see attached

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

The proposed premise will operate on the ground floor of a hotel as a bar/tavern serving Beer and Wine.

Found 1 matches for: ""Patoucheas, Elias"" in Principal Name
 Displaying records 1 - 1.

Premises Name	Address	License Class	License Type	Expiration Date	License Status
COURTYARD MANAGEMENT CORP & SOHO HOTEL LLC	181 VARICK ST NEW YORK, NY 10014	344	TW		Pending

Found 1 matches for: ""Lynch, Francis"" in Principal Name
 Displaying records 1 - 1.

Premises Name	Address	License Class	License Type	Expiration Date	License Status
COURTYARD MANAGEMENT CORP & SOHO HOTEL LLC	181 VARICK ST NEW YORK, NY 10014	344	TW		Pending

Found 1 matches for: ""Dorfman, Jerrold"" in Principal Name
 Displaying records 1 - 1.

Premises Name	Address	License Class	License Type	Expiration Date	License Status
COURTYARD MANAGEMENT CORP & SOHO HOTEL LLC	181 VARICK ST NEW YORK, NY 10014	344	TW		Pending

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

a new liquor license (Restaurant Tavern / On premise liquor Other)

an UPGRADE of an existing Liquor License

an ALTERATION of an existing Liquor License

a TRANSFER of an existing Liquor License

a HOTEL Liquor License

a DCA CABARET License

a CATERING / CABARET Liquor License

a BEER and WINE License

a RENEWAL of an existing Liquor License

an OFF-PREMISE License (retail)

OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

N/A

If this is for a new application, please list previous use of location for the last 5 years:

This is a transfer. The premise was licensed under Courtyard Management Corp and 181 Varick St. LLC for the past 10 years. Courtyard Management Corp will remained on a new license with the new owner, Soho Hotel, LLC. Courtyard Management Corp. will be vacating the premise and Claremont Companies, LLC will be the new manager. Method of operation will remain the same.

Is any license under the ABC Law currently active at this location? yes no Active Temporary retail permit - License Pending

If yes, what is the name of current / previous licensee, license # and expiration date: _____

Courtyard Management Corp and Soho Hotel LLC - License pending (This license will be surrendered to the state for issuance of the new permit/license)

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

yes no

If yes, please list DBA names and dates of operation:

Courtyard Management Corp and 181 Varick St. LLC d/b/a New York Manhattan/Soho Courtyard by Marriott

PREMISES:

By what right does the applicant have possession of the premises?

Own Lease Sub-lease Binding Contract to acquire real property other: Management Agreement

Type of Building: Residential Commercial Mixed (Res/Com) Other: _____

Number of floor: 20 Year Built : 2010

Describe neighboring buildings: Commercial

Zoning Designation: M1-6

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 580 / 63

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no

Is the premise located in a historic district? yes no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? yes no, please explain : _____

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) no yes : explain _____

What is the proposed Occupancy? 66

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits? no yes

If yes, what is the maximum occupancy for the premises? 66

If yes, what is the use group for the premises? 5B

If yes, is proposed occupancy permitted? yes no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes no

Do you plan to file for changes to the Certificate of Occupancy? yes no (if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? no yes (if yes, please describe: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? Approx. 2400 sq. ft.

If more than one floor, please specify square footage by floors: 1st Floor Only

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

N/A

If more than one floor, what is the access between floors? N/A

How many entrances are there? 1 How many exits? 1 How many bathrooms ? 1

Is there access to other parts of the building? no yes, explain: The proposed premise is on the 1st floor of a hotel.

OVERALL SEATING INFORMATION:

Total number of tables? 14 Total table seats? 42

Total number of bars? 1 Total bar seats? 0

Total number of "other" seats? N/A please explain : _____

Total OVERALL number of seats in Premises : 42

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 0

How many service bars are being applied for on the premises? 0

Any food counters? no yes, describe : quick food serving counter in the dining cafe

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: _____

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

 Bar Bar & Food Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation?

Sunday: 5pm to 2am Monday: 5pm to 2am Tuesday: 5pm to 2am Wednesday: 5pm to 2am Thursday: 5pm to 2am Friday: 5pm to 2am Saturday: 5pm to 2am

Will the business employ a manager? ___ no yes, name / experience if known : TBD

Will there be security personnel? no ___ yes(if yes, what nights and how many?)

Do you have or plan to install French doors, accordion doors or windows that open? no ___ yes

If yes, please describe :

Will you have TV's ? ___ no yes (how many?) 5

Type of MUSIC / ENTERTAINMENT: ___ Live Music ___ Live DJ ___ Juke Box Ipod / CDs ___ none

Expected Volume level: Background (quiet) ___ Entertainment level ___ Amplified Music (check all that apply)

Do you have or plan to install soundproofing? no ___ yes

IF YES, will you be using a professional sound engineer?

Please describe your sound system and sound proofing: No changes to existing sound system

Will you be permitting: ___ promoted events ___ scheduled performances ___ outside promoters

___ any events at which a cover fee is charged? ___ private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? no ___ yes (if yes, please attach plans)

Will you be utilizing ___ ropes ___ movable barriers ___ other outside equipment (describe) ___

N/A

Are your premises within 200 feet of any school, church or place of worship? no ___ yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church:

Address: Distance:

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: _____ Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:

Signature

Print or Type Name Erin O'Brien

Title Paralegal to Theresa M. Russo; Applicant's Attorney

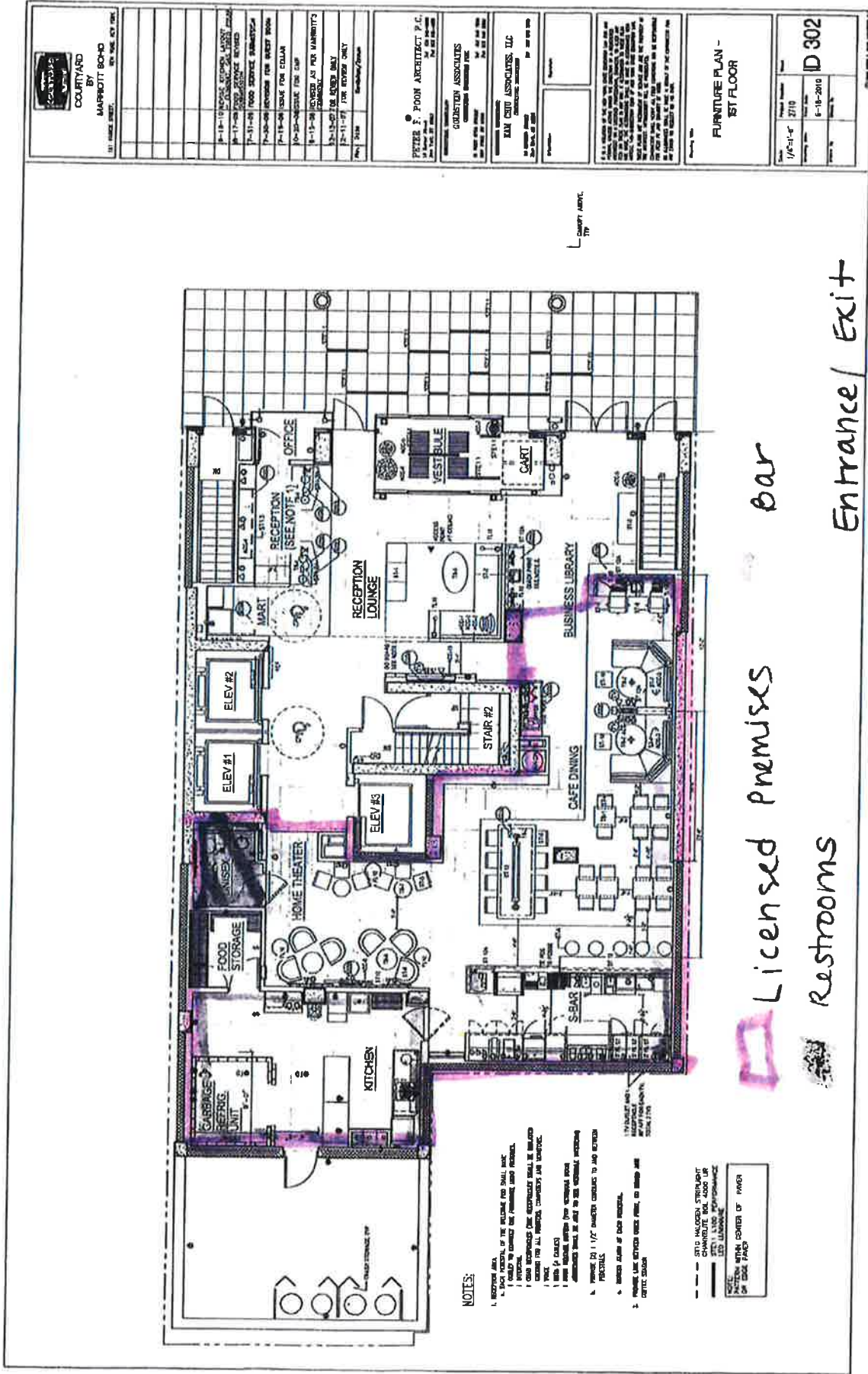
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

Courtyard by Marriott
181 Varick St.
NYC

1ST FLOOR
(Licensed Premises Floor)



NOTES:

1. RECEPTION AREA SHALL BE FINISHED TO MATCH THE SURROUNDING AREA.
2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS CODES AND REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS CODES AND REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS CODES AND REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS CODES AND REGULATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS CODES AND REGULATIONS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS CODES AND REGULATIONS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS CODES AND REGULATIONS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS CODES AND REGULATIONS.

 Licensed Premises
 Restrooms
 Kitchen
 Bar
 Entrance/Exit